

# Sipson Road

West Drayton • Middlesex • UB7 9DP

Guide Price: £475,000



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est 1986



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A nicely presented three bedroom end of terrace home is found in a great location close to a host of amenities and offers well laid out accommodation throughout making it ideal for the growing family. The ground floor consists of hallway, 13ft living room, kitchen, 10ft dining room that leads through to the conservatory. Upstairs are the three well proportioned bedrooms and family bathroom.

Three bedroom home

End terrace

Two separate reception rooms

13ft master bedroom with fitted wardrobe

Perfect family home

Spacious rear garden

Conservatory

Driveway for two cars

Convenient location

Shared driveway to garage

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

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### Outside

To the front of the property there is a paved patio that provides off street parking for two cars. There is shared gated side access that leads to the rear where the garden has a hardstanding area closest to the house with the majority of the garden being laid to lawn with established shrub and tree borders. There is also having a hardstanding area that leads to a garage.

### Location

Sipson Road is a popular residential road conveniently located giving access to a variety of amenities including local shops and eateries, a numerous bus links & local schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are also close by whilst West Drayton Train station (Crossrail) is just a short distance away.



### Schools:

West Drayton Primary School 0.3 miles  
Cherry Lane Primary School 0.4 miles  
Laurel Lane Primary School 0.4 miles



### Train:

West Drayton Station 0.7 miles  
Iver Station 1.9 miles  
Hayes & Harlington Station 2.0 miles



### Car:

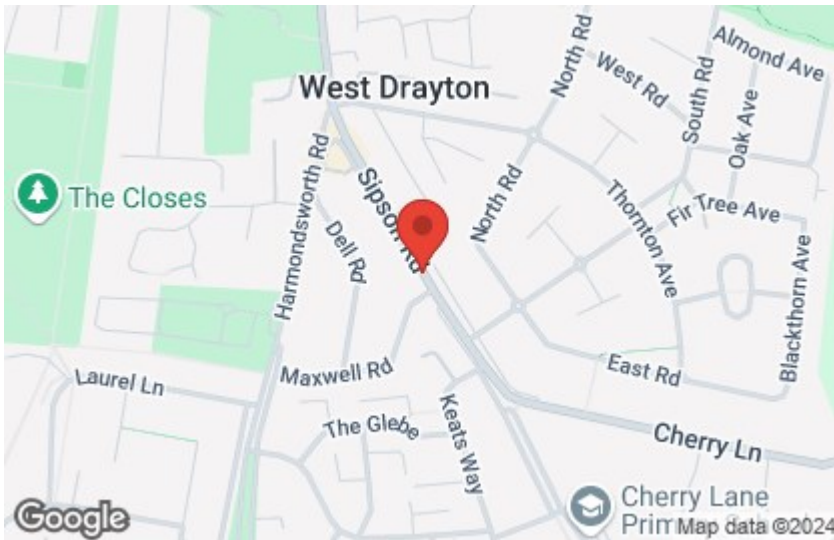
M4, A40, M25, M40



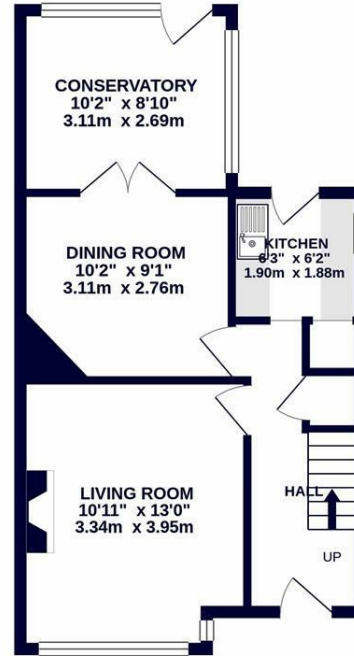
### Council Tax Band:

D

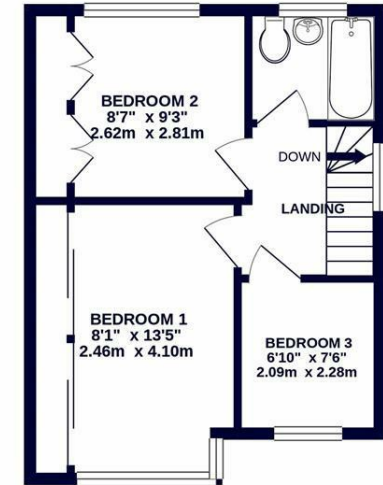
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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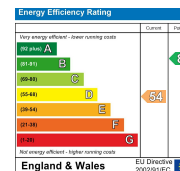


01895 459 950

1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.